AMENDMENT

In the Claims

Please amend Claims 1-10 as shown below. Additionally, please add new Claims 11-20 as shown below.

1.   (currently amended) An on-line real estate information aggregation system, comprising:

a distributed computer network;

a plurality of client computers, coupled to said distributed computer network, comprising at least one of the client computers, each operated by a call center agent, to provide telephone call support for a real estate-related transaction comprising a leasing, financing, or buy-sell transaction, and at least one other client computer operated by a real estate transaction individual in support of said real estate transaction;

a property services server platform ~~connected to a data source~~, coupled to said distributed computer network, responsive to a communication transmitted by said at least one other client computer to support said real estate transaction by processing said communication and real estate data maintained by at least one remote data source coupled to the distributed computing network, the property services platform comprising:

a real estate information processing tool hosted on said property services server platform for processing financial information related to said real estate transaction;

a research market module hosted on said property services server platform for accessing research information on available properties and markets related to said real estate transaction, compiling said research information into summaries and conducting business analyses on said available properties and markets;

a credit reports module hosted on said property services server platform for accessing credit report information of individuals and companies related to said real estate transaction;

a news and analysis module hosted on said property services server platform for accessing real estate news information <u>related to said real estate transaction</u>; and

an order available reports module hosted on said property services server platform for enabling ~~the purchase of~~ <u>a</u> market report[[s]] <u>purchase related to said real estate transaction</u>.

2.　　(currently amended)　The on-line real estate information aggregation system of Claim 1, <u>further comprising a call center, coupled to the distributed computer network and a telephony network, comprising a plurality of call center agents,</u> wherein<u>:</u>

<u>said call center assigns at least one of said call center agents to support said real estate transaction based on relevant real estate experience; and</u>

said research market module includes links to related services and business tools.

3.　　(currently amended)　The on-line real estate information aggregation system of Claim 2, wherein<u>:</u>

said related services and business tools comprise at least one of appraisal services, engineering services, surveying services, permit services, title services, and construction services<u>;</u>

<u>one of said call center agents is a customer service agent; and</u>

<u>another one of said call center agents is a deal agent.</u>

4.   (currently amended)   The on-line real estate information aggregation system of Claim 1, wherein:

said research market module is operative to:

receive search criteria for a desired property or market from a one of the other client computers;

compare the received search criteria with research information stored in said data source; and

if the received search criteria matches the stored research information, provideing the stored research information to the other client computer; and

said real estate information processing tool is further operative to calculate a real estate payback in connection with said real estate transaction and to send said calculated real estate payback to said other client computer.

5.   (currently amended)   The on-line real estate information aggregation system of Claim 1, wherein:

said news and analysis module is operative to:

receive search criteria for a desired category of news from a one of the other client computers;

compare the received search criteria with real estate news information stored in said data source; and

if the received search criteria matches the stored real estate news information, provideing the stored real estate news information to the other client computer; and

said a real estate information processing tool is further operative to:

receive actual and projected revenue and expenses of a real estate property for said real estate transaction from the other client computer via said distributed computer network; and

return a valuation of said real estate property to the other client computer based on said actual and projected revenue and expenses.

4

6.   (currently amended) A method for aggregating real estate information content for use in a distributed computing environment, said method comprising the steps of:

providing at a server platform, accessible via the distributed computing environment, a research market module for accessing research information on available properties and markets;

providing at the server platform a credit reports module for accessing credit report information of individuals and companies-;

providing at the server platform a news and analysis module for accessing real estate news information; and

providing at the server platform an order available reports module for purchasing market reports; and

providing at the server platform a real estate information processing tool operative to receive financial information for a real estate transaction, generate derived financial information in response to processing said financial information based on a communication received from one of a plurality of computers coupled to the distributed computing environment, and transmit the derived financial information to the computer via the distributed computing environment.

7.   (currently amended) The method of Claim 6, wherein:

said research market module includes links to related services and business tools;

the derived financial information comprises a valuation of real estate associated with the real estate transaction; and

the step of transmitting the derived financial information comprises transmitting the valuation of the real estate over the distributed computing environment to a lender operating one of the computers in the distributed computing environment.

8.   (currently amended)   The method of Claim 7, wherein:

said related services and business tools comprise at least one of appraisal services, engineering services, surveying services, permit services, title services, and construction services; and

the real estate information processing tool receives financial information by receiving projected revenue and expenses of the real estate from one of the computers in the distributed computing environment.

9.   (currently amended)   The method of Claim 6, further comprising the step of providing a call center, comprising an agent staff, for providing real estate customer services via telephony communications,

wherein said research market module is operative to:

receive search criteria for a desired property or market;

compare the received search criteria with the available research information; and

if the received search criteria matches the available research information, provideing the research information to the user.

10.   (currently amended)   The method of Claim 6, wherein said news and analysis module is operative to:

receive search criteria for a desired category of news;

compare the received search criteria with the available real estate news information; and

if the received search criteria matches the available real estate news information, provideing the real estate news information to the a user operating one of the computers in the distributed computer environment, and wherein

the derived financial information for the real estate transaction comprises at least one of a real estate payback calculation, a real estate improvement calculation, a real estate direct capitalization calculation, a real estate refinancing calculation, and a real estate cash flow calculation.

11.　　(new) The method of Claim 9, wherein the call center assigns at least one agent of the agent staff to support the real estate transaction based on relevant real estate experience.

12.　　(new) The on-line real estate information aggregation system of Claim 4, wherein said real estate information processing tool comprises at least one of a real estate lease improvement calculator, a real estate direct capitalization calculator, and a real estate refinancing calculator.

13.　　(new) The on-line real estate information aggregation system of Claim 1, wherein said real estate information processing tool is for that operative to:

receive a financial projection related to said real estate transaction from one of the other client computers;

generate a real estate valuation based on said financial projection; and

return said real estate valuation to said other client computer.

14.　　(new) The on-line real estate information aggregation system of Claim 13, wherein said other client computer is operated by a seller or a prospective buyer associated with said real estate transaction and said real estate information processing tool is further operative to send said real estate valuation to a lender associated with said real estate transaction.

15.　　(new) The on-line real estate information aggregation system of Claim 1, wherein said real estate information processing tool comprises a real estate lease improvement calculator, operative to: receive a building improvement scenario related to said real estate transaction from one of the other client computers; calculate a profit based on said building improvement scenario; and send said calculated profit to the other client computer.

16. (new) The on-line real estate information aggregation system of Claim 15, wherein said real estate lease improvement calculator is further operative to calculate a rent increase based on said building improvement scenario and calculate said profit based on said rent increase.

17. (new) The on-line real estate information aggregation system of Claim 1, wherein said real estate information processing tool is operative to calculate a capitalization rate for a real estate property associated with said real estate transaction.

18. (new) The on-line real estate information aggregation system of Claim 1, wherein said real estate information processing tool comprises a cash flow calculation tool for calculating cash flow related to said real estate transaction.

19. (new) The on-line real estate information aggregation system of Claim 18, wherein said cash flow calculation tool comprises:

a mortgage and amortization calculator, operative to calculate mortgage payments on a real estate loan related to said real estate transaction; and

an affordability calculator, operative to calculate a loan amount based on underwriting criteria and operating income related to said real estate transaction.

20. (new) The on-line real estate information aggregation system of Claim 19, wherein said mortgage and amortization calculator is further operative to calculate principal and interest payments for a fixed real estate loan related to said real estate transaction.